



7 Fairholme Court, Archers Road, Eastleigh, SO50 9PP
£145,000

SIMILAR PROPERTIES URGENTLY REQUIRED PLEASE CALL FOR A FREE VALUATION...

This delightful one-bedroom ground floor assisted living apartment offers a bright and airy living space throughout. The spacious lounge features doors opening onto a private patio area, providing the perfect spot to enjoy some fresh air and outdoor relaxation.

Designed with comfort and convenience in mind, the property includes an emergency pull-cord system and access to communal facilities, ensuring peace of mind and a supportive living environment. The good-sized master bedroom benefits from fitted wardrobes, offering excellent storage, and is served by a modern three-piece shower suite. This property combines independence with the reassurance of on-site assistance, making it an ideal choice for those seeking secure, comfortable, and well-presented accommodation.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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A one bedroom GROUND FLOOR.

The property is accessed from a communal security entry door. The subject apartment is accessed by a six panel door opening to.

Entrance Hallway

Textured ceiling with coving, ceiling light point, provision of power points. Emergency careline cord.

A door opens to a cloaks cupboard and houses the electric meter and consumer unit. A second storage cupboard opens and houses a pressurised hot water cylinder with slatted linen shelving.

Lounge 17'6" x 10'4" (5.34 x 3.16)

Textured ceiling with coving, two ceiling light points. Natural light is provided by upvc double glazed doors, with an adjacent full height window to one side, giving direct access onto the communal garden with a small patio area. Linoleum floor covering, provision of power points, television point.

Wall mounted 'Dimplex' night storage heater, carline system.

From here a pair of glazed doors gives access to the kitchen.



Kitchen 6'11" x 7'6" (2.13 x 2.29)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, linoleum floor covering.

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with an inset stainless steel sink unit with drainer and pair of taps. Electric hob with an extractor fan over, mid height Bosch' electric fan assisted oven. Ceramic glazed splashback tiling.

Space for a couple of under counter appliances, all mounted 'Dimplex' fan heater.



Master Bedroom 15'3" x 8'11" (4.67 x 2.73)

Textured ceiling with coving, ceiling light point. A light and airy dual aspect room with, upvc double glazed window to the rear and side aspects. Provision of power points, telephone point. Wall mounted 'Dimplex' night storage heater.

The room benefits from built in mirror fronted wardrobes providing a good degree of hanging rail and shelving.



Shower Room 6'10" x 5'6" (2.10 x 1.70)

Fitted with a three piece suite comprising wash hand basin set within a vanity unit with storage below, close coupled wc. Double shower enclosure with a glass and chrome sliding door with thermostatic shower valves within.

Textured ceiling with coving, ceiling light point, obscure upvc double glazed window to the side aspect, linoleum floor covering and an electric heated towel rail.



Agents Note

Successful buyer's will be required to complete Anti Money Laundering Checks (AML) through Lifetime Legal. The cost of these checks is £80 inc VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our legal obligations as per the FCA & HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

Car Parking

Car parking provision is made.

Emergency Pull Cord

Emergency pull cords are installed in the apartments.

House Manager

A House Manager is available in the mornings until 1pm.

Laundry

The laundry is available to all residents.

Residents Lounge

A very spacious and well furnished communal lounge is available to residents.



Communal Facilities

Communal facilities available to all residents include -

- * a residents' lounge
- * a guest suite which may be booked in advance for visitors
- * a laundry room

Communal Gardens

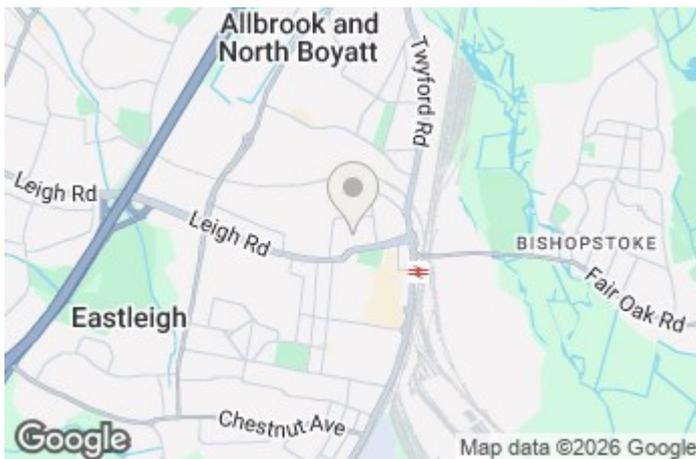


Tenure

We understand that the property is leasehold with the residue of a 125 year lease from 2004 and that a service charge of £1,735.80 per half year and ground rent of £192.50 per half year.

However, these details are to be confirmed by the vendor's solicitor and verified by a buyer's solicitor.

Council Tax Band B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	80
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			